

# Rees Page



## **86 Third Avenue, Low Hill, Wolverhampton, WV10 9PQ**

Presenting a spacious, traditional, freehold mid-terraced home within this established residential area to the North of Wolverhampton.

In brief, the accommodation includes, reception rooms, conservatory, kitchen, bathroom and three bedrooms, whilst benefiting from uPVC double glazing and radiator central heating (both where specified).

To the front and rear are lawned gardens.

Parking is on street.

No upwards chain.

Offers invited for consideration.

Offers Around

**£175,000**



### Entrance

Is made via double glazed double doors into a 'Storm Porch' with meter cupboard and double glazed door into

### Reception Hall

With a ceiling light, radiator, cupboard and doors into

### Dining Room

11' 6" x 10' 4" (3.51m x 3.15m)

Having a double glazed front window, ceiling light, radiator, and archway into



### Living Room

13' 9" x 11' 5" (4.19m x 3.48m)

Having a ceiling light, electric fire and wood mantle surround, radiator, TV point, archway to dining room, double glazed doors to conservatory and further doorway to hallway.

### Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)

uPVC double glazed construction, with windows and double doors to rear garden, ceiling light and fan.



### Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, integrated gas hob and electric oven, extractor fan, plumbing for a washing machine, inset ceiling spotlights, coving, tiled floor, radiator with cover, understairs cupboard, plus double glazed door and window to rear garden.



**Stairs** rise from the hallway to a first floor

### Landing

With a loft access hatch, ceiling light, radiator with cover, and doors into

### Bedroom One

13' 4" x 11' 6" max (4.06m x 3.51m)

With a double glazed front window, ceiling light, and radiator.

### Bedroom Two

11' 6" x 11' 1" max (3.51m x 3.38m)

With a double-glazed rear window, ceiling light, radiator, and a cupboard with Vaillant boiler.

### Bedroom Three

10' 8" x 10' 0" (3.25m x 3.05m)

With two double glazed front windows, ceiling light, TV point, radiator, and a built-in cupboard.

### Bathroom

6' 2" x 5' 11" (1.88m x 1.80m)

Having a panel bath with shower mixer tap, WC, pedestal wash basin, tiled walls, chrome towel radiator, ceiling light, tiled floor, and double glazed rear window.

### OUTSIDE

To the rear is a lawned garden with wooden shed, security light, cold water tap, and gated side access.

To the fore is a raised lawn garden with retaining walls and pathway plus gated side passageway.

### Location

The property is situated to the north of Wolverhampton with a wide range of local amenities. Easily reached from either the A460 Cannock Road and A449 Stafford Road.

For SATNAV please use the postcode WV10 9PQ

### NB

The property is offered with no upwards chain. Any remaining fixtures and fittings will remain in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment.

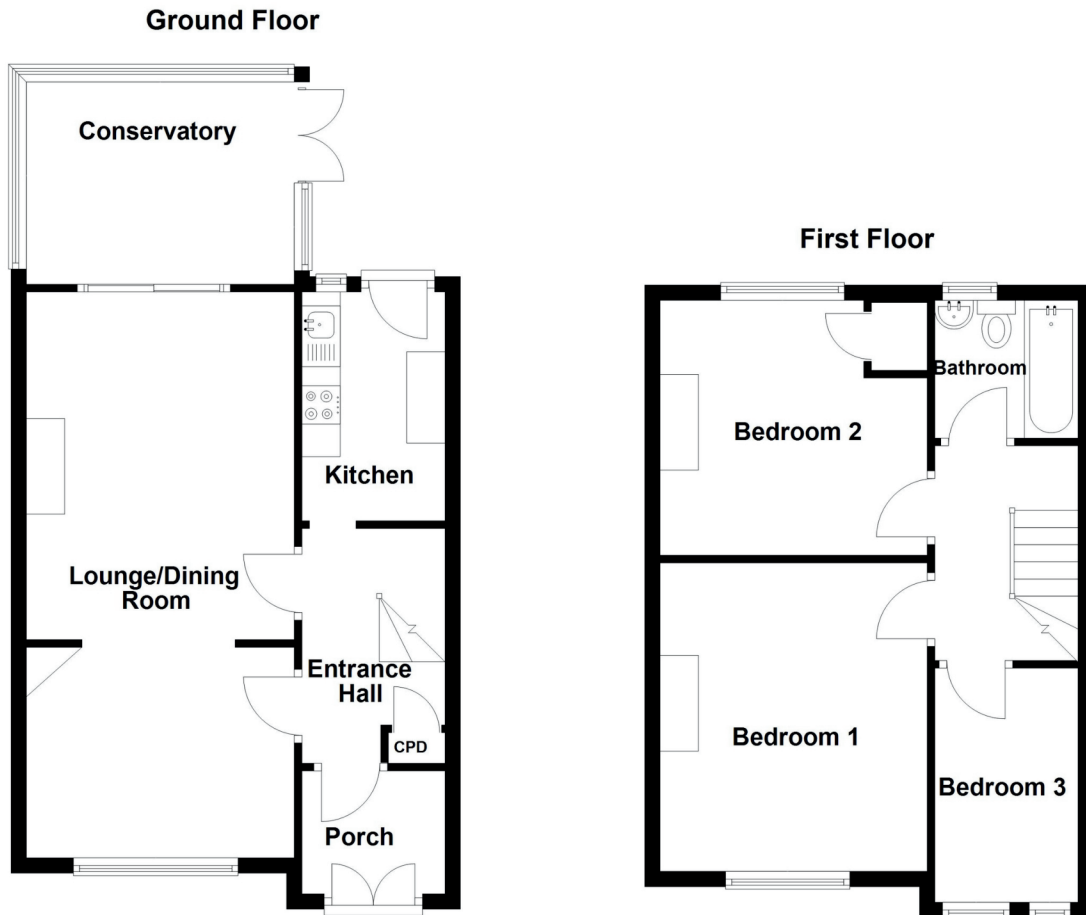
**Council Tax:** Wolverhampton Band A

**Title:** Freehold

**Energy Performance Rating:** C



**Total Floor Area = 89 square metres**



**86 Third Avenue, Wolverhampton**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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